



**COUNTY OF PLACER
PLANNING COMMISSION**

**AGENDA
DATE
OCTOBER 22, 2009
*** TAHOE HEARING *****

**OFFICE OF
Planning Department**
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
www.placer.ca.gov

Meeting will be held in the *****North Tahoe Conference Center, 8318 N. Lake Boulevard, Kings Beach CA 96143*****, located at King Beach in Tahoe

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

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| 8:00 am | Commissioners and Staff - To meet at 3091 County Center Drive - CDRA parking lot in Auburn – County vehicles to provide transportation to North Tahoe Conference Center |
| 8:15 am | Leaving Auburn to destination at 8319 N. Lake Boulevard, North Tahoe Conference Center in Kings Beach |
| 10:00 am | FLAG SALUTE

ROLL CALL: Ken Denio(Chairman), Gerry Brentnall(Vice Chairman), Richard Johnson (Secretary), Harry Crabb, Mickey Gray, Jeffrey Moss and Larry Sevison

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair. |

1) 10:05 a.m.

**AMENDMENT TO THE ALPINE MEADOWS GENERAL
PLAN/REZONE/AVALANCHE APPEAL (PREA - T20080154)
CALDWELL
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider providing a recommendation to the Board of Supervisors on a request submitted by Caldwell LLC for approval of an amendment to the Alpine Meadows General Plan from Community Recreation, Green Belt, Park and Open Space to Single Family Residential one dwelling unit per acre, a Rezone from O (Open Space) to RS-B-43 (Residential Single Family, combining minimum Building Site of 43,560 square feet) and an Avalanche Appeal to allow construction of one single family dwelling. The Amendment to the Alpine Meadows General Plan and Rezoning applies to one acre of the 4.77 acre parcel. The Planning Commission may also consider providing a recommendation to the Board of Supervisors on the adoption of the Mitigated Negative Declaration prepared for the project.

Project Location: The project is located at the southwest corner of Deer Park Drive & Alpine Meadows Road, in the Alpine Meadows area.

APN: 095-290-017-000

Total Acreage: 4.77 acres

Zoning: O (Open Space)

Community Plan Area: Alpine Meadows Community Plan

MAC Area: North Tahoe Regional Advisory Council

Owner /Applicant: Caldwell LLC

County Staff:

Planning: Steve Buelna (530) 581-6285

Engineering and Surveying: Sarah Gilmore (530) 745-3110

Environmental Health: Jill Kearney (530) 745-2300

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2) 10:20 a.m.

**CONDITIONAL USE PERMIT(PCPA - T20080597)
NORTH SHORE SERVICE STATION
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Bill Fallon, Leah Kaufman Planning & Consulting Services, Kristina Hill, Hill Planning on behalf of Grant Wolf Incorporated, to allow for the construction of a two-story 2,640, square foot gas station/convenience store/future tenant space, eight gas pumps, 12 parking spaces and other onsite improvements. The Planning Commission will also consider adoption of the Mitigated Negative Declaration prepared for the project.

Project Location: The project is located at 8755 North Lake Blvd. (State Highway 28), in the Kings Beach area in Tahoe.

APN: 090-192-061-000

Total Acreage: .426 acres

Zoning: Plan Area Statement 029 Kings Beach Community Plan, SA #2: East Entry Way Commercial

Community Plan Area: North Tahoe Community Plan

MAC Area: North Tahoe Regional Advisory Council

Applicant: Leah Kaufman Planning & Consulting Services

Owner: Bill Fallon

County Staff:

Planning: Allen Breuch (530) 581-6284

Engineering and Surveying: Sarah Gilmore (530) 745-3110

Environmental Health: Jill Kearney (530) 745-2300